121.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	814,100 / 814,100
					USE VALUE:	814,100 / 814,100
					ASSESSED:	814,100 / 814,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PEABODY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEPHERD MATTHEW
Owner 2:	SHEPHERD SPANG A KIMBERLY
Owner 3:	
Street 1:	18 PEABODY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DURYEA DANIEL -
Owner 2:	MACLACHAN ELAINE -
Street 1:	18 PEABODY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,398 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Vinyl Exterior and 1727 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4398.000	314,000	3,400	496,700	814,100
Total Card	0.101	314,000	3,400	496,700	814,100
Total Parcel	0.101	314,000	3,400	496,700	814,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.40 | /Parcel: 471.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77990

GIS Ref

GIS Ref

Insp Date 04/28/18

Parcel ID 121.0-0002-0013.0

!9361!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,000	3400	4,398.	496,700	814,100	814,100	Year End Roll	12/18/2019
2019	101	FV	246,900	3400	4,398.	524,300	774,600	774,600	Year End Roll	1/3/2019
2018	101	FV	246,900	3400	4,398.	386,400	636,700	636,700	Year End Roll	12/20/2017
2017	101	FV	246,900	3400	4,398.	369,800	620,100	620,100	Year End Roll	1/3/2017
2016	101	FV	246,900	3400	4,398.	342,200	592,500	592,500	Year End	1/4/2016
2015	101	FV	240,700	3400	4,398.	287,000	531,100	531,100	Year End Roll	12/11/2014
2014	101	FV	240,700	3400	4,398.	280,400	524,500	524,500	Year End Roll	12/16/2013
2013	101	FV	240,700	3400	4,398.	267,100	511,200	511,200		12/13/2012

PRINT

Date	Time
12/10/20	23:51:09

LAST REV

Date	Time
02/05/19	13:08:12

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9361

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURYEA DANIEL	52161-92		1/30/2009		510,000	No	No		
	16084-165		4/1/1985		156,500	No	No		Y

USER DEFINED

Prior Id # 1:	77990
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	MEAS&NOTICE	HS	Hanne S
11/18/2017	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	163	PATRIOT
12/6/1999	Inspected	267	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
7/23/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4398		Sq. Ft.	Site		0	90.	1.25	10									496,746						496,700	

Total AC/HA: 0.10096 | Total SF/SM: 4398 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 496,746 | Spl Credit | Total: 496,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25799060
Const Adj.:	1.01989794
Adj $ / SQ:	160.378
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455102
Depreciation:	141082
Depreciated Total:	314021

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

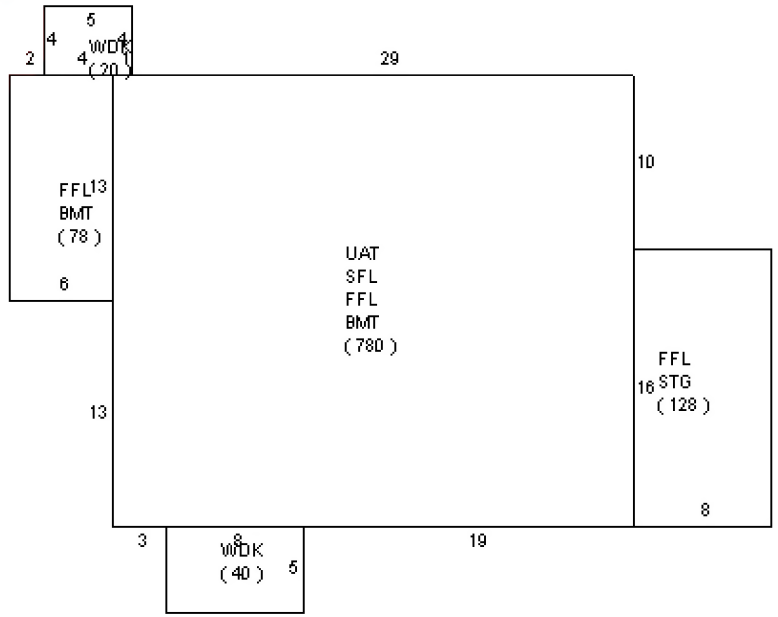
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.42
Special Features:	0	Val/Su Net:	105.80
Final Total:	314000	Val/Su SzAd	181.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	986	160.380	158,132
BMT	Basement	858	48.110	41,281
SFL	Second Floor	741	160.380	118,840
UAT	Upper Attic	195	64.150	12,509
STG	Storage	128	7.710	987
WDK	Deck	60	16.320	979

Net Sketched Area:	2,968			Total:	332,728
Size Ad	1727	Gross Are	3592	FinArea	1727

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X12	A	AV	1950	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400